085.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,038,900 / 1,038,900
					USE VALUE:	1,038,900 / 1,038,900
					ASSESSED:	1,038,900 / 1,038,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRENTICE ROBERT C TRUSTEE
Owner 2:	PRENTICE CHARLOTTE A TRUSTEE
Owner 3:	
Street 1:	34 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRENTICE ROBERT C--ETAL -
Owner 2:	PRENTICE CHARLOTTE A -
Street 1:	34 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3334 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	587,400		451,500	1,038,900
Total Card	0.172	587,400		451,500	1,038,900
Total Parcel	0.172	587,400		451,500	1,038,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.63 | /Parcel: 311.6

Legal Description

User Acct

53792

GIS Ref

GIS Ref

Insp Date

08/30/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0006.0

!6950!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,400	0	7,500.	451,500	1,038,900	1,038,900	Year End Roll	12/18/2019
2019	104	FV	431,200	0	7,500.	445,100	876,300	876,300	Year End Roll	1/3/2019
2018	104	FV	431,200	0	7,500.	341,900	773,100	773,100	Year End Roll	12/20/2017
2017	104	FV	403,400	0	7,500.	322,500	725,900	725,900	Year End Roll	1/3/2017
2016	104	FV	403,400	0	7,500.	296,700	700,100	700,100	Year End	1/4/2016
2015	104	FV	357,800	0	7,500.	277,400	635,200	635,200	Year End Roll	12/11/2014
2014	104	FV	357,800	0	7,500.	255,400	613,200	613,200	Year End Roll	12/16/2013
2013	104	FV	372,900	0	7,500.	255,400	628,300	628,300		12/13/2012

PRINT

Date	Time
12/10/20	21:38:44

LAST REV

Date	Time
12/02/20	11:00:27

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRENTICE ROBERT	61529-152		4/2/2013	Convenience	10	No	No		
	12530-154		9/27/1973		44,500	No	No		N

USER DEFINED

Prior Id # 1:	53792
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2016	107	Manual	1,460					insulation
1/29/2016	106	Manual	2,516					
9/15/1992	439		24,485					ADD 2 DORMERS 24X2

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	TTL REFUSAL	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
8/7/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96496058
Const Adj.:	0.99980003
Adj $ / SQ:	164.011
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721616
Depreciation:	134221
Depreciated Total:	587395

COMMENTS

646-8511.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

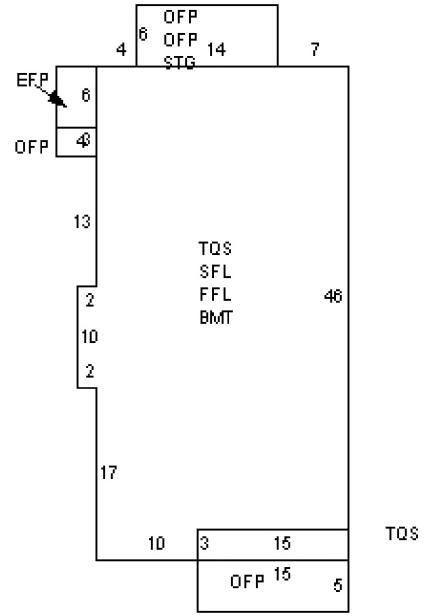
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.01
Special Features:	0	Val/Su Net:	119.95
Final Total:	587400	Val/Su SzAd	176.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	49.200	59,044
FFL	First Floor	1,200	164.010	196,813
SFL	Second Floor	1,200	164.010	196,813
TQS	3/4 Story	934	164.010	153,145
OFP	Open Porch	255	22.970	5,856
STG	Storage	84	8.380	704
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	4,897	Total:	614,117
Size Ad	3333.75	Gross Are	5208	FinArea 3334

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

085.0-0005-0006.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc